



TOWN OF HUDSON

Zoning Board of Adjustment



Charlie Brackett, Chairman David Morin, Selectmen Liaison

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MEETING AGENDA – February 28, 2019

The Hudson Zoning Board of Adjustment will hold a meeting on February 28, 2019, in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:00 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6008 OR TDD 886-6011. The following items before the Board will be considered:

I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 208-001 (2-28-19): Richard & Robin Sevigny, 161 Bush Hill Rd, Hudson, NH requests a Variance to be able to park a vehicle greater than 13,000 lbs (GWV) on their property located at 161 Bush Hill Rd, Hudson, NH. [Map 208, Lot 001, Zoned G-1; HZO Article III §334-15 B (2), General Regulations, Parking].
2. Case 256-001 (2-28-19): Ramenbhati K. Patel, Trustee of the Hudson Realty Trust, 99 River Road, Hudson, NH requests a Special Exception to convert his convenience store second floor space into an accessory/caretaker's residential space. [Map 256, Lot 001, Zoned G-1; HZO Article V §334-22, Table of Permitted Accessory Uses].
3. Case 147-001-020 (2-28-19): Florence and Marcus Nicolas, 1 Scenic Lane, Hudson, NH requests a Variance to construct an addition to an existing two (2) car garage creating a three (3) car garage resulting with a front yard setback of 44.8 ft setback, where 50 ft is required. [Map 147, Lot 001-020, Zoned R-2; HZO Article VII §334-27, Table of Minimum Dimensional Requirements].
4. Case 209-001 (2-28-19): Mark Pilotte of Dakota Partners, LLC, 1264 Main St., Waltham, MA requests a Variance at 161 Lowell Road, Hudson, NH to permit the use of the entire buildable lot area (after subdivision) within the Applicant's lot for calculation of density, using a portion of that buildable lot area within the G Zone. [Map 209, Lot 001, Split districts: Zones B and G; HZO Article VII §334-27, Table of Minimum Dimensional Requirements-Note 2].

II. Public Hearing:
By-Laws amendment

III. Minutes:

1. 01-24-19 Minutes
2. 04-27-17 Minutes

IV. REQUEST FOR REHEARING

V. OTHER

1. Election of Officers

Bruce Buttrick
Zoning Administrator